

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, March 18, 2008, in the Municipal Building Auditorium, 202 South Eighth Street, Morehead City, NC, at 5:30 p.m. The following people were present:

MEMBERS: Chairman Bill Taylor
John Creech, Curtis Fleshman, Corinne Geer, Willie Guthrie, and Sally Smith

ABSENT: Gordon Thayer

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, Ron Cullipher, Dale Britt, Willie Adams, Eugene Gurganus, Craig Hardy, Lees Hardy, Ovella Tootle, and Jen Gay of The Gam.

Chairman Taylor called the meeting to order and delivered the invocation.

The roll was called and Gordon Thayer was absent. Willie Guthrie made **MOTION**, seconded by John Creech, to excuse the absence. The motion carried unanimously.

Chairman Taylor led the Pledge of Allegiance.

MINUTES: February 19, 2008: Curtis Fleshman made **MOTION**, seconded by John Creech, to adopt the minutes as written and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Rezoning Request from St. Luke Missionary Baptist Church to rezone property located at 208 North 13th Street from R5 (Single-Family Residential) District to OP-CU (Office and Professional Conditional-Use) District.

Rezoning Request from St. Luke Missionary Baptist Church to rezone Tax PIN #s 638619521050 and 638619521066, located at 208 North 13th Street, from R5 [Residential] to OP-CU [Office and Professional Conditional-Use]

William A. Adams, on behalf of St. Luke Missionary Baptist Church, has submitted a request to rezone approximately 0.34 acres located at 208 North 13th Street from R5 [Residential] to OP-CU [Office and Professional Conditional-Use]. The property is located within the City's corporate limits, and adjacent property is zoned R5. Surrounding land use consists of vacant property and several single-family residences.

General: A church is located on this parcel and the applicant desires to construct a 2700 square foot fellowship hall. The application was amended to conditional use to assure no other uses will be constructed on the property with the exception of the current church and the proposed addition.

Height: The maximum allowable height in the OP district is 70 feet. The church proposes construction of a one story structure which would not exceed this requirement.

Parking: No additional parking is required because no additional seating will be added to the sanctuary.

Setbacks: The setback requirements for a corner lot in the OP district are 15' for the front and 7' for the sides. The application meets this requirement with setbacks of 15' front, 14' (south) side, and 10' (east) side.

Lot Coverage: The maximum allowable lot coverage in the OP district is 40%. The application meets this requirement with approximately 28% coverage.

Buffering: A Screen Type "B" will be provided along the south and east property lines adjacent to the proposed addition.

CAMA Land Use Plan: The property is located in Neighborhood 1 of the CAMA Land Use Plan and is classified as Downtown Mixed Use on the Future Land Use map. The request does not appear to conflict with any of the policy statements of the Land Use Plan.

Areas of Local Concern, Policy #3: "Morehead City will continue to promote a variety of land uses which complement the residential, commercial, institutional, recreational, and industrial needs of the community."

Property owners within 300 feet of the property were notified of the Planning Board meeting as well as the date of the public hearing which is scheduled for April 8th. The property has been posted.

Conditional-Use Rezoning:

When property is under consideration for conditional-use rezoning site specific conditions may be considered as part of the rezoning request. The focus of the Planning Board and Council is the proposed site plan and conditions. In this case it is necessary to determine if it is appropriate for a fellowship hall to be added to the site where the sanctuary currently is located. If you choose to allow it you may attach any additional reasonable conditions that are determined to be appropriate.

Planning Director Linda Staab introduced the request.

Corinne Geer stated that it will be a great improvement to the neighborhood. John Creech and Sally Smith agreed.

John Creech made **MOTION**, seconded by Willie Guthrie, to recommend approval of the conditional-use request as submitted and to adopt Planning Board Resolution 2008-0004. The motion carried unanimously.

B. Rezoning Request from R. Dale Britt to rezone property located at 3408 Bridges Street from OP (Office and Professional) District to CH (Highway Commercial) District.

Rezoning Request from R. Dale Britt to rezone Tax PIN #637615534405, located at 3408 Bridges Street, from OP [Office & Professional] to CH [Highway Commercial]

Mr. Britt has submitted a request to rezone approximately 0.46 acres located at 3408 Bridges Street from OP [Office & Professional] to CH [Highway Commercial]. The property is located within the City's corporate limits, and adjacent property is zoned OP to the north and east, CH to the west, and R5 to the south. Surrounding land use consists of offices (north and east), single-family residential (south), and a motel (west). The property is currently vacant.

The property is located in Neighborhood 4 of the CAMA Land Use Plan and is classified as High Density Residential on the Future Land Use map. The request does not appear to conflict with any of the policy statements of the Land Use Plan.

CAMA Land Use Plan: Neighborhood 4, Policy 2 states, "Morehead City will continue to promote development in this neighborhood which is comprised of a variety of land uses – office and professional, medium-density residential, commercial, institutional, and medical."

Property owners within 300 feet of the property were notified of the Planning Board meeting as well as the date of the public hearing which is scheduled for April 8th. The property has been posted.

Traditional Rezoning Request:

Traditional rezoning requests require consideration of all the uses permitted in the OP and CH districts, because potentially any of those uses may be located on the site. Looking at all the permitted and special uses in both districts and the development standards, which is the more appropriate zoning classification for the property, OP or CH?

No site plan is required and decisions cannot be based upon a specific use of the property, even though the property owner may speak to a specific use.

Planner Sandi Watkins introduced the request.

Dale Britt spoke in favor of the request. John Creech questioned the future use of the property, and Mr. Britt stated that the intent is to build a small deli. The Planning Board was reminded that when making a decision on this request, they needed to consider all uses listed in the zoning district. Curtis Fleshman voiced concerns about room for parking. Mr. Britt stated that he will satisfy the parking requirements in their plan.

Lees Hardy of 117 Noyes Ave. spoke against the request. Her concern is about the types of businesses that could be built in the CH District as well as increased traffic. Chairman Taylor asked Ms. Hardy if she would be opposed to a deli. Ms. Hardy said that she would not have any objections to a low-impact deli.

John Creech stated that the entire area looks to be zoned O&P, and he would like for it to stay O&P. Chairman Taylor commented that the market is saturated with O&P and that is why we have received so many rezoning requests from O&P to CH in the past year. Curtis Fleshman stated that many of the possible CH uses will not be able to be developed because of the lot size, lot shape, and setbacks. Sally Smith, John Creech, Willie Guthrie, and Chairman Taylor all agreed.

Curtis Fleshman made **MOTION**, seconded by Sally Smith, to recommend approval of the request and to adopt Planning Board Resolution 2008-0005. The motion carried unanimously.

C. Request from Stroud Engineering for an extension to the Preliminary Plat for Country Club Run, Phase II, Lots 160-206.

Request for an extension to the Preliminary Plat for Country Club Run, Phase II, Lots 160-206:

Sketch Plan Review, Planning Board: March 15, 2005

Sketch Plan Review, Town Council: April 12, 2005 & May 9, 2005

Preliminary Plat – November 15, 2005

Stroud Engineering is requesting an extension to the remaining lots of Phase II, Country Club Run, which include Lots 160-206. According to the Unified Development Ordinance, the final plat of a subdivision must be submitted no more than twelve (12) months after the date upon which preliminary plat was approved. Otherwise, a written extension must be granted by the Planning Board for good cause, such as substantial progress towards improvements. The preliminary plat for Phase II expired on November 15, 2006.

Lots 152-159 were granted an extension in February, 2007.

Planner Sandi Watkins introduced the request.

Planning Director Linda Staab commented that the Department of Transportation has already been paid to install a turn lane on Country Club Road for the entrance into the Development.

Ron Cullipher of Stroud Engineering spoke in favor of the request. He stated that he simply missed the expiration date on the Preliminary Plat and respectfully asked for approval.

John Creech made **MOTION**, seconded by Curtis Fleshman to recommend approval of the request. The motion carried unanimously.

D. Request from Stroud Engineering for Final Plat Approval for Country Club Run, Phase II, Lots 160-169, 188-199, and 204-206.

Request for Final Plat Approval – Country Club Run, Phase II (Lots 160-169, 188-199, 204-206). Twenty-five (25) Duplex lots on Player Lane, White Drive, Michelson Way, and Hogan Court. Zoned R7/CU.

Sketch Plan Review, Planning Board: March 15, 2005

Sketch Plan Review, Town Council: April 12, 2005 & May 9, 2005

Preliminary Plat – November 15, 2005

MGM, Inc. is requesting final plat approval for 25 duplex lots located in Country Club Run, Phase II. Outstanding will be 12 single-family and 10 duplex lots.

Ten (10) foot drainage and utility easements have been reserved along all lots lines. Twenty (20) foot drainage easements have been reserved in Recreational Area #1, and between Lots 194 & 195, and 168 & 169. A 20' utility easement has been reserved through Recreational Area #4. Also, a 10' access easement has been reserved along the north property line of Lot 163 to allow for access to Recreational Area #3.

Street lights must be installed at a rate of one per every 400' as well as at street intersections and major street realignments.

The State Sedimentation/Erosion Control, Stormwater, DOT, water line extension and waste water line extension permits have been received.

At this time the improvements are not complete and the engineer has submitted an estimate that is being reviewed by necessary Department Heads. Prior to recordation, a bond in the amount of 1.25 times the cost of the unfinished improvements is required. The total amount to be received on bond is pending.

Any approval should be contingent upon receipt of a bond or Letter of Credit.

Final Plat Approval:

Department Heads and Planning Board review the Final Plat. Once final plat is granted, the developer is legally able to transfer the lots.

The purpose of this review is to assure that all improvements have been installed in accordance with the preliminary plat and to make sure that all fees have been paid. The Unified Development Ordinance does allow a developer to get final plat approval without all the improvements being installed provided that a bond or guarantee is submitted in the amount of 1.25 times the cost of the improvements is provided to the City. The proposed amount of the bond or guarantee for the uninstalled improvements is reviewed and approved by the City Engineer and appropriate Department Head.

Planner Sandi Watkins introduced the request.

Ron Cullipher of Stroud Engineering spoke in favor of the request.

John Creech made **MOTION**, seconded by Curtis Fleshman to recommend approval of the request. The motion carried unanimously.

REQUESTS/COMMENTS:

A. Design Committee –

A meeting will be scheduled in the next month. Ms. Staab stated that she would like an architect to be hired by the City if possible. John Creech and Chairman Taylor requested a meeting to include all Board Members to discuss ideas before an official meeting is scheduled.

B. Tree Ordinance –

Corinne Geer wants a tree ordinance to be passed, especially to save the oak trees. Ms. Staab stated that we have had a lot of positive feedback from the public about installed landscaping strips and buffers on commercial projects.

C. Vending Kiosk Committee –

Ms. Staab stated that there will be one more meeting before going to the Planning Board.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:26 p.m.

Jeannie Vaughan
Secretary